

127.0

0005

0027.0

Map

Block

Lot

1 of 1

Residential

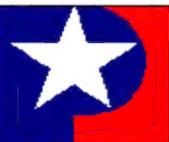
CARD ARLINGTON

Total Card / Total Parcel

1,000,800 / 1,000,800

USE VALUE: 1,000,800 / 1,000,800

ASSESSED: 1,000,800 / 1,000,800


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
42-44		MOULTON RD, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	LEE TONY	
Owner 2:		
Owner 3:		

Street 1:	44 MOULTON ROAD
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Cntry:	
Own Occ:	Y

Postal:	02476	Type:
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PREVIOUS OWNER
Owner 1: LEE TONY & CHEE K -
Owner 2: -
Street 1: 44 MOULTON ROAD
Twn/City: ARLINGTON
St/Prov: MA
Cntry:
Postal: 02476

NARRATIVE DESCRIPTION
This parcel contains .101 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1928, having primarily Vinyl Exterior and 2475 Square Feet, with 2 Units, 2 Baths, 2 3/4 Baths, 0 HalfBath, 12 Rooms, and 5 Brdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description

Z R2	TWO FAMIL	100	water		
o			Sewer		
n			Electri		

Census:		Exempt
Flood Haz:		

D		Topo
s		Street
t		Gas:

LAND SECTION (First 7 lines only)
Use Description LUC Fact No of Units Depth / PriceUnits Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Influ Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes

104 Two Family	4410	Sq. Ft.	Site	0	70.	1.25	8															
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
104	4410.000	614,200		386,600	1,000,800	
Total Card	0.101	614,200		386,600	1,000,800	Entered Lot Size
Total Parcel	0.101	614,200		386,600	1,000,800	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	404.36	/Parcel: 404.36	Land Unit Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	614,200	0	4,410.	386,600	1,000,800		Year end	12/23/2021
2021	104	FV	586,800	0	4,410.	386,600	973,400		Year End Roll	12/10/2020
2020	104	FV	586,000	0	4,410.	386,600	972,600	972,600	Year End Roll	12/18/2019
2019	104	FV	439,700	0	4,410.	386,600	826,300	826,300	Year End Roll	1/3/2019
2018	104	FV	439,200	0	4,410.	342,400	781,600	781,600	Year End Roll	12/20/2017
2017	104	FV	412,500	0	4,410.	287,200	699,700	699,700	Year End Roll	1/3/2017
2016	104	FV	412,500	0	4,410.	287,200	699,700	699,700	Year End	1/4/2016
2015	104	FV	368,500	0	4,410.	248,500	617,000	617,000	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEE TONY & CHEE	1403-70		8/1/2011	Convenience		1	No	No	
REIS MANUEL & T	1211-87		9/20/1999		409,900	No	No		
BUNKER BEATRICE	1115-192		9/1/1993		185,500	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/14/2018	1152		102,377	O				
4/29/2013	614	Solar Pa	27,820	C				
4/26/2006	306	Siding	20,500		G7	GR FY07	INSTALL VINYL SIDI	
3/7/2006	153	New Wind	10,000				32 REPL WNDWS	
3/7/1995	92	Manual	4,500				ROOF + SKYLIGHTS	

ACTIVITY INFORMATION

Date	Result	By	Name
4/5/2018	MEAS&NOTICE	CC	Chris C
6/17/2013	Info Fm Prmt	EMK	Ellen K
2/27/2009	Meas/Inspect	163	PATRIOT
12/23/2008	Measured	372	PATRIOT
3/15/2007	External Ins	BR	B Rossignol
6/19/2000	MLS		
1/22/2000	Inspected	197	PATRIOT
12/9/1999	Mailer Sent		
11/30/1999	Measured	264	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA _____

_____/_____/_____

